

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date: March 27, 2014

Meeting No.: 181

Project: Broadstone Harborview

Phase: Schematic

Location: 1100 Key Highway, Cross and Covington Streets

PRESENTATION:

1. Anthony Cataldo from the City of Baltimore Office of Planning introduced the project, noting that the development team had met with the Office of Planning for a preliminary discussion. The project is located within the Key Highway Urban Design Plan in Development Area E. The General Use for the site is Residential and/or Commercial. The maximum height, including mechanical equipment, is El. 115'. Required parking is 1.75 spaces per dwelling unit; waivers may be granted by the Commission of Housing if it is determined that the waiver shall further the objectives of the plan. Based on Office of Planning discussions with the development team, the urban design goals include:
 - Create an urban edge along Key Highway, and Cross and Covington Streets with a significant piece of architecture that provides a threshold between the communities and the waterfront development.
 - Develop massing and skin of the building to minimize any sense of “back” along Covington Street.
 - Breakdown the massing to reduce the appearance and effect of a 600’ “wall” along Key Highway.
2. Tom Burkhart from Alliance Residential provided an overview of the developer, noting that they are a national company headquartered in Phoenix with over 70,000 units under management. Alliance is currently ranked a top 10 rental developer with significant other projects in the pipeline.

The Broadstone Harborview development team has conducted a preliminary presentation with the Key Highway Neighborhood Association, and open houses for other local neighborhood groups.

3. Architect Chris Harvey, AIA, Director of Design in the mixed-use studio at Hord Coplan Macht, presented the project for the development team. He noted that this presentation is an initial discussion focused more on urban issues than on architecture.
 - a. Mr. Harvey gave a brief history of the site, and provided background on existing conditions. He specifically noted:
 - i. Key Highway is becoming a major entry road into the city. The site sits at a critical bend in the road on the south end.

- ii. The northeast corner marks a significant intersection between Key Highway and Cross Street. Cross Street connects the Federal Hill neighborhood, with retail, restaurants and commercial uses, to the Harborview Tower and pier.
 - iii. Federal Hill Park is two blocks north of the site.
 - iv. Digital Harbor High School, a major academic center and investment for the city, is tucked into the hill west of the site along Covington Street. It fronts the site for nearly the entire length.
 - v. The area was originally dedicated to shipbuilding, including building Liberty ships during WWII.
 - vi. Significant drydocks remain on the harbor in the vicinity.
 - vii. Most of the waterfront in the immediate area has been reclaimed for residential and recreational use.
 - viii. Residential townhomes immediately across Key Highway from the site include some w/ stoops facing the highway, and some that turn their backs.
 - ix. There is a significant slope on the site – nearly 20 feet of grade difference – between Key Highway and Covington Streets. Covington Street also slopes up from Cross Street to the southern site boundary.
- b. Concept Massing
- i. Three levels of parking, with the lowest level aligning with Key Highway and the upper level at grade with Covington Street, provide +/-305 spaces at a rate of 1 space per residential unit. Each deck is approximately 60’ wide and flat with two at-grade entries along Covington Street and one along Key Highway at the existing curb cut.
 - ii. The parking decks are faced with single loaded flats facing Key Highway and wrapping along Cross Street. Entry stoops are planned to line both streets. The top level of the parking deck is exposed to Covington Street.
 - iii. An apartment tower with 6 floors of residential use on the south end and 5 floors of residential use plus a 6th floor amenity space sit above the parking podium on the north end. The apartment tower is set back from the podium face along Key Highway and Cross Streets.
 - iv. A major entrance for the residential tower is planned for the northeastern façade, approximately 200’ south of the Cross Street intersection and along Key Highway.
 - v. A secondary entrance to the residential tower will be provided near the southwestern corner of the tower on Covington Street.
 - vi. A loading dock will be provided at the southwest corner of the site on Covington Street.
 - vii. The architect shared some precedent images.

COMMENTS FROM THE PANEL:

1. The panel asked a range of questions related to entries, proposed width of sidewalk, activation of Key Highway streetscape, and the Covington Street façade treatment at the parking garage.
2. The panel felt that the project is generally moving in a good direction, though there are a number of concerns.

3. Streetscape improvements along all three streets will be critical to the project's success, including stoops, planters, and street furnishings.
4. The 600' long facades need special care to break the mass of the project down into understandable and street scaled façade lengths.
5. Consider opening the corner at Key Highway and Cross Street to permit a better view to Digital Harbor High School.
6. The parking garage wall at grade along Covington Street is problematic. An alternate should be explored, including a liner. Investigation on pushing the garage down below grade for half or one level may help mitigate its effects along Covington.
7. Consider a secondary entrance and/or plaza along Covington Street, possibly opposite the school entrance, to further activate the street and break the long façade.
8. Lot coverage as currently shown is 100%. Consider creating street level breaks and/or niches that create public space/relief along the street wall.

PANEL ACTION:

Recommend further study of the Schematic Phase, and return for additional Schematic Phase review.

Attending:

Tom Burkert, Like Phillippi – Alliance Residential
Chris Harvey, Beret Dickson, Sharon Pula, John Lange – Hord Coplan Macht
Kevin Litten – BBJ
Branden Biocks
Joe Woolman – J.R. Woolman, LLC
Eric Costello – Federal Hill Neighborhood Assoc.
Patrick Terranova – BDC
Natalie Sherman – Baltimore Sun
Gary Ly – Covington St. HOA

UDARP Panel Members- Ms. Diane Jones Allen and Ms. Judith Meany; Messrs. Gary Bowden and David Haresign*

Planning Department- Tom Stosur, Anthony Cataldo, Christina Gaymon, Amy Gilder-Busatti